



1 Ensdon Cottages £399,950

Montford Bridge, Shrewsbury, SY4 1EH

**SPENCER
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1 Ensdon Cottages, Montford Bridge, Shrewsbury, SY4 1EH

- **Spacious four bedroom property offering well proportioned and versatile accommodation throughout**
- **Occupying a choice plot with useful grounds for a variety of uses**
- **located just outside the popular village of Montford Bridge**
- **Well lit living room with feature fireplace**
- **family bathroom and useful ground floor shower room**
- **Modern kitchen and utility area**

This attractive, well-presented period cottage offers well-proportioned accommodation throughout. The accommodation includes; entrance hall, sitting room, inner hall, kitchen, dining room currently used as a bedroom, rear entrance porch, utility room, cloakroom. There are four good sized bedrooms and a modern bathroom to the first floor. The property benefits from a large, attractive garden with an Orchard area, large paved seating area, a stream and extensive parking. Oil fired central heating and double glazing. The property is located just outside the popular village of Montford Bridge, approximately 3 miles north west of Shrewsbury. The popular villages of Bickton, Baschurch and Nesscliffe are also within easy travelling distance and provide fantastic amenities including; popular schools, chemist, small supermarket and bus routes to the nearby town centre. The property is also ideally situated for access to the M54 motorway link to the West Midlands.





Entrance Hallway

Sitting Room 14' 11" x 11' 6" (4.55m x 3.50m)

With Fireplace with slate hearth and inset log burner, understairs storage area and window overlooking front garden

Inner hallway with tiled floor

Kitchen 17' 2" x 7' 1" (5.24m x 2.16m)

With modern kitchen with wide range of matching wall and base units, Integrated four ring hob and oven, space and plumbing for white goods, tiled floor, window overlooking rear garden.

Dining Room 13' 7" x 8' 8" (4.14m x 2.65m)

With tiled floor and windows overlooking the garden and countryside beyond.

Side Porch with tiled floor and access to garden

housing oil fired central heating boiler.

Cloakroom

Shower Room 8' 10" x 8' 9" (2.68m x 2.66m)

Fitted with a shower cubicle, feature tiled splash back, tiled floor, matching white suite and storage cupboard housing the boiler.

STAIRCASE rises from entrance hall to **FIRST FLOOR LANDING** with loft access.

Bedroom One 10' 11" x 8' 8" (3.33m x 2.65m)

Window overlooking the rear garden and countryside beyond.

Bedroom Two 9' 0" x 8' 8" (2.74m x 2.65m)

Window overlooking rear garden and countryside beyond.

Bedroom Three 9' 0" x 8' 9" (2.74m x 2.66m)

Window to the front

Bedroom Four 8' 8" x 6' 0" (2.65m x 1.84m)





Window to the front.

Family Bathroom

With white suite comprising; wc, pedestal wash hand basin, panelled bath with shower unit over, Tiled floor and part tiled walls.

Outside The Property -

Static Caravan Two containers

With two bedrooms, double glazing, storage cupboard and gas fired central heating.

Two containers

One being used as a workshop and the other as a gym with useful front opening door.

Log cabin 9' 8" x 7' 2" (2.95m x 2.18m)

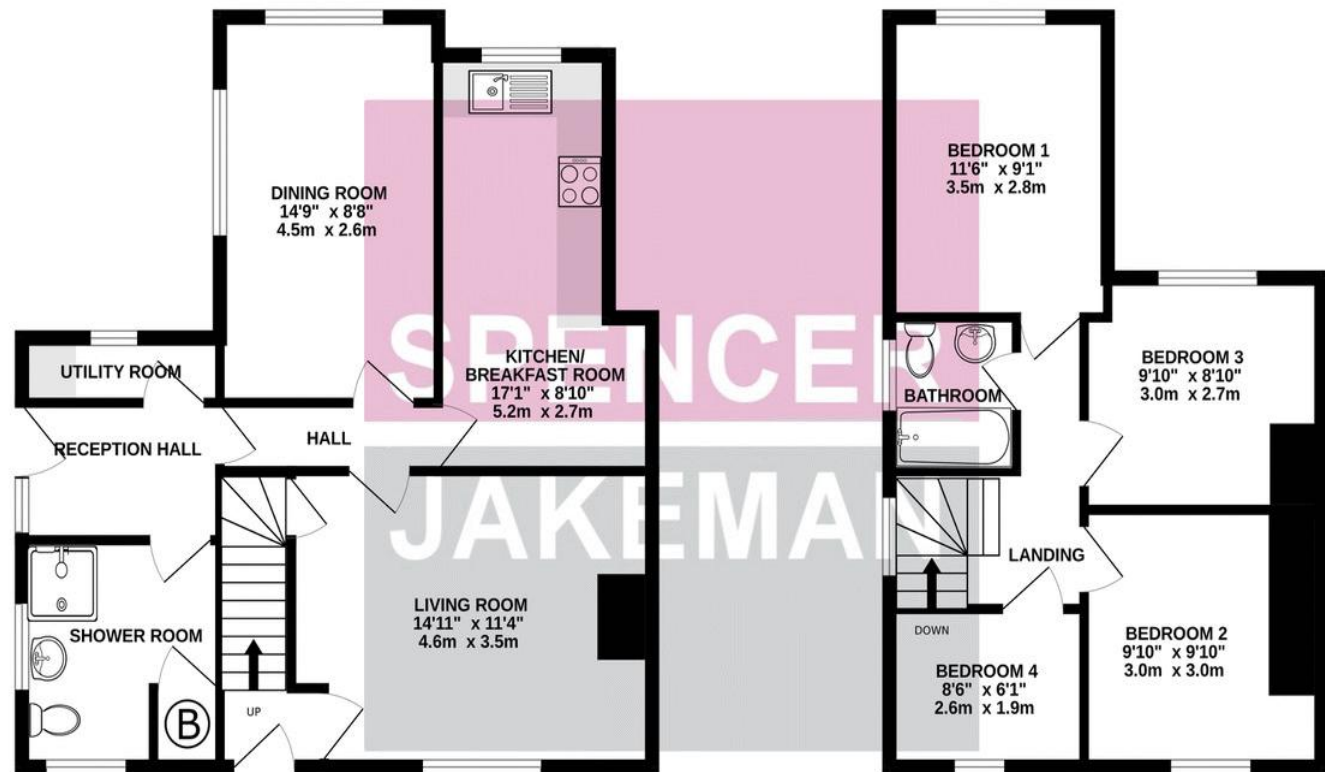
Power and lighting

Outside

The property is accessed through a five bar wooden entrance gate over a large gravelled driveway, offering parking and storage space for a numerous vehicles. The gardens are a real feature of the property and include a seating and patio area to the rear and a spacious lawn area to the side, which is bordered by a range of shrubs, flowers and mature hedging. Adjacent to the garden and accessed via a small bridge over a meandering stream is an Orchard Area with a number of fruit trees. The whole being fully enclosed by fencing, mature hedging and trees. Please note that previously the gravelled parking area has been utilised by a number of businesses and a previous occupier has had an operator's license, allowing him to run a HGV Haulage business from the property. It is clear that this space offers an ideal opportunity for a buyer to run a business from home, subject to the necessary planning conditions, and would be well suited for light industrial, or commercial use, being conveniently placed on the A5

GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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